

# HOUSE BILL No. 4134

January 28, 1997, Introduced by Rep. Dobb and referred to the Committee on Public Utilities.

A bill to amend 1943 PA 184, entitled  
"The township rural zoning act,"  
by amending section 1 (MCL 125.271), as amended by 1996 PA 47.

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1       Sec. 1. (1) The township board of an organized township in  
2 this state may provide by zoning ordinance for the regulation of  
3 land development and the establishment of districts in the por-  
4 tions of the township outside the limits of cities and villages  
5 which regulate the use of land and structures; to meet the needs  
6 of the state's citizens for food, fiber, energy, and other natu-  
7 ral resources, places of residence, recreation, industry, trade,  
8 service, and other uses of land; to insure that use of the land  
9 shall be situated in appropriate locations and relationships; to  
10 limit the inappropriate overcrowding of land and congestion of  
11 population, transportation systems, and other public facilities;

1 to facilitate adequate and efficient provision for transportation  
2 systems, sewage disposal, water, energy, education, recreation,  
3 and other public service and facility requirements; and to pro-  
4 mote public health, safety, and welfare. For these purposes, the  
5 township board may divide the township into districts of such  
6 number, shape, and area as it considers best suited to carry out  
7 this act. The township board of an organized township may use  
8 this act to provide by ordinance for the regulation of land  
9 development and the establishment of districts which apply only  
10 to land areas and activities which are involved in a special pro-  
11 gram to achieve specific land management objectives and avert or  
12 solve specific land use problems, including the regulation of  
13 land development and the establishment of districts in areas  
14 subject to damage from flooding or beach erosion, and for that  
15 purpose may divide the township into districts of a number,  
16 shape, and area considered best suited to accomplish those  
17 objectives. Ordinances regulating land development may also be  
18 adopted designating or limiting the location, the height, number  
19 of stories, and size of dwellings, buildings, and structures that  
20 may be erected or altered, including tents and trailer coaches,  
21 and the specific uses for which dwellings, buildings, and struc-  
22 tures, including tents and trailer coaches, may be erected or  
23 altered; the area of yards, courts, and other open spaces, and  
24 the sanitary, safety, and protective measures that shall be  
25 required for the dwellings, buildings, and structures, including  
26 tents and trailer coaches; and the maximum number of families  
27 which may be housed in buildings, dwellings, and structures,

1 including tents and trailer coaches, erected or altered. The  
2 provisions shall be uniform for each class of land or buildings,  
3 dwellings, and structures, including tents and trailer coaches,  
4 throughout each district, but the provisions in 1 district may  
5 differ from those in other districts. A township board shall not  
6 regulate or control the drilling, completion, or operation of oil  
7 or gas wells, or other wells drilled for oil or gas exploration  
8 purposes and shall not have jurisdiction with reference to the  
9 issuance of permits for the location, drilling, completion, oper-  
10 ation, or abandonment of those wells. The jurisdiction relative  
11 to wells shall be vested exclusively in the supervisor of wells  
12 of this state, as provided in part 615 (supervisor of wells) of  
13 the natural resources and environmental protection act, ~~Act~~  
14 ~~No. 451 of the Public Acts of 1994, being sections 324.61501 to~~  
15 ~~324.61527 of the Michigan Compiled Laws~~ 1994 PA 451, MCL  
16 324.61501 TO 324.61527.

17 (2) An ordinance adopted ~~pursuant to~~ UNDER this act is  
18 subject to ~~the electric transmission line certification act~~  
19 PART 43 OF THE MICHIGAN UTILITY CODE, MCL 460.4301 TO 460.4313.

20 Enacting section 1. This amendatory act does not take  
21 effect unless Senate Bill No. \_\_\_\_\_ or House Bill  
22 No. \_\_\_\_\_ (request no. 00135'97) of the 89th  
23 Legislature is enacted into law.